

Graphics Commission Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: G.C.15-004 Date Received: 9 FEB. 2015
Application Accepted by: HF Fee: \$1900
Commission/Civic: NORTH EAST A.C.
Existing Zoning: CPD
Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☐ Variance ☒ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Amendment of Graphics Plan Application Number 14320-0087 to allow additional tenant panels on the two main identification signs.

LOCATION

Certified Address: 3940 Stelzer Road City: Columbus, OH Zip: 43219

Parcel Number (only one required): 010-147168

APPLICANT

Applicant Name: Easton Gateway LLC Phone Number: 414-7300 Ext.: _____

Address: 4016 Townsfair Way, Suite 201 City/State: Columbus, OH Zip: 43219

Email Address: _____ Fax Number: _____

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Same as applicant Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

ATTORNEY / AGENT (Check one): ☒ Attorney ☐ Agent

Name: Jeffrey L. Brown / Smith & Hale LLC Phone Number: 221-4255 Ext.: _____

Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: _____ Fax Number: 221-4409

SIGNATURES (All signatures must be provided and signed in **blue ink**)

APPLICANT SIGNATURE Easton Gateway LLC By: [Signature]

PROPERTY OWNER SIGNATURE Easton Gateway LLC By: [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

GC15-004
3940 STELZER ROAD

One Stop Shop Zoning Report Date: Wed Mar 4 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3940 STELZER RD COLUMBUS, OH

Mailing Address: 4016 TOWNSFAIR WAY STE201
COLUMBUS OH 43219

Owner: EASTON GATEWAY LLC

Parcel Number: 010147168

ZONING INFORMATION

Zoning: Z11-021, Commercial, CPD
effective 1/4/2012, Height District H-110

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: 13320-00224

Area Commission: Northeast Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

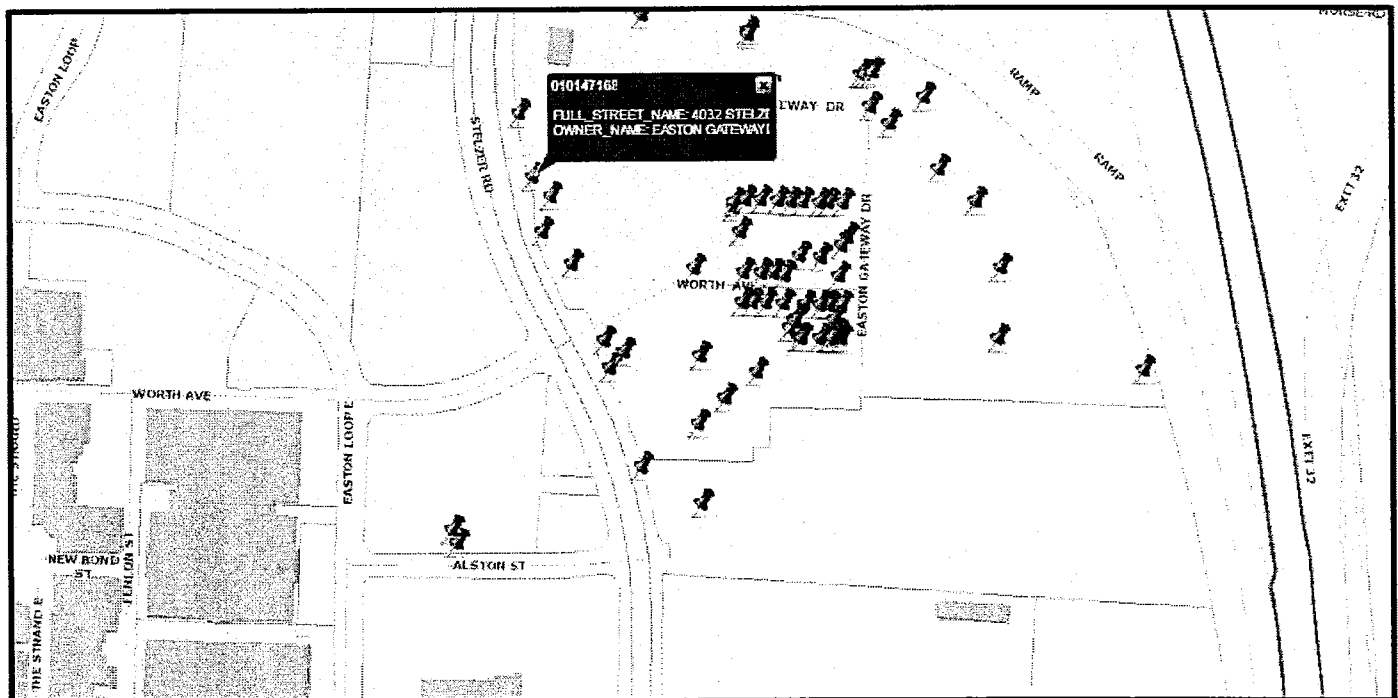
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Graphics Commission Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

GC15-004
3940 STELZER ROAD

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1) NAME** David Hodge
of **(1) MAILING ADDRESS** Smith & Hale LLC, 37 West Broad Street, Ste.460, Columbus, OH 43215

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per CERTIFIED ADDRESS FOR PROPERTY 3940 Stelzer Road

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Easton Gateway LLC

4016 Townsfair Way, Suite 201
Columbus, OH 43219

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Easton Gateway

414-7300

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Northland Area Commission

c/o Mrs. Alice Porter

3130 McCutcheon Place
Columbus, OH 43219

and that the following is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME **(6a) PROPERTY ADDRESS** **(6b) PROPERTY OWNER MAILING ADDRESS**

Please see attached list

☐ **(7)** Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

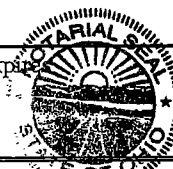
David Hodge

Sworn to before me and signed in my presence this 9th day of February, in the year 2015

Notary Seal Here

(8) SIGNATURE OF NOTARY PUBLIC

9/4/15
My Commission Expires



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

Amended Graphics Plan for Easton Gateway

In July 2014 the Graphics Commission approved Application No. 14320-0087 which established a Graphics Plan for the next portion of the Easton development. As part of the ongoing design process with this development, the design of two main identification signs known as type C signs along Morse Road and Stelzer Road have been revised to add two tenant panels.

When Easton was developed, a series of Graphics Plans were approved by the Northeast Area Commission and the City Graphics Commission addressing signage issues for the overall Easton development. The next phase of the Easton development is the Easton Gateway development which is located at the southeast corner of Morse Road and Stelzer Road. This Graphics Plan addresses the sign needs for this new part of the overall Easton development.

I. Outparcels along Stelzer Road and Morse Road

An outlot may share a freestanding sign with another outlot user or may have its own free standing sign. The design of the single tenant or double tenant sign is shown on attached Exhibits B1 and B2. These signs may contain automatic changeable copy (LED panels) or tenant panels. The automatic changeable copy (LED panel) shall remain static for a minimum of seven seconds. The display shall not scroll or flash.

The setback for the freestanding sign shall be a minimum of zero due to the landscaping that is proposed along the public street frontage.

These freestanding signs may have an off premise sign panel due to the location of the sign and the way that the tax parcels are created for the outparcels. The off premise sign panel user would not have its own freestanding sign on its tax parcel.

The elevations of a outparcel building shall be permitted signage in accordance with the formula outlined in Section IV(1) of the Gateway Graphics Plan as outlined below and shall be subject to the requirements of items (2), (3), (6) and (8) of Section IV of said Graphics Plan.

Outparcel shall be defined a tax parcel or development site which is less than two acres in size.

All other signage shall comply with the Graphics Code as it applies to the C-4, Commercial District or a variance request shall be submitted to the Graphics Commission for its consideration.

II. Identification Signs

The submitted site plan (exhibit D) shows the location of three identification signs for the overall Easton Gateway development. The design of the signs is shown on attached Exhibits A, and C. Due to the division of tax parcel, these signs may have off premise tenant panels. Any tenant within the Easton Gateway development may be listed on one or more of the identification

signs. These signs may contain automatic changeable copy (LED panels), tenant panels or a combination of both. The automatic changeable copy (LED panel) shall remain static for a minimum of seven seconds. The display shall not scroll or flash. Any tenant within the Easton Town Center may be listed on the sign shown on Exhibit A. The setback for the Morse Road and freeway signs shall be a minimum of 25 feet; setback for the Stelzer Road sign shall be a minimum of 10 feet. If another freeway sign is approved and installed along the freeway between Morse Road and the south side of the Aladdin Temple site, then the freeway sign shown in this graphics plan shall not be installed.

III. Wallscape Locations

The possible locations of the wallscape are shown on the submitted site plan (Exhibit H). No wallscape sign shall be directed toward Morse Road to the north, Stelzer Road to the west or I-270 to the east.

Text elements will be limited to no more than 15% of the total area of each wallscape sign.

The 3-D elements may be part of any wallscape sign, in addition to the permitted wallscape sign area or a combination thereof. The 3-D elements may exceed the permitted wallscape sign square footage by up to 25% of the original permitted square footage for that wallscape sign.

Within 30 days after a sign lease has ended, that wallscape sign location area will be either restored to its original condition or replaced with a new wallscape sign.

None of these wallscape sign locations shall promote price driven copy, beer, wine or any other type of alcoholic beverages.

IV. Easton Gateway

The total graphic area for each tenant within the Easton Gateway development shall comply with the following conditions:

1. The amount of graphic area for an individual tenant is determined by the calculation described below:

Linear Feet of Façade	Retail	Restaurant	Anchor tenant larger than 30,000 SF
0-15 ft.	20 SF	30 SF	N/A
16 ft. – 30 ft.	48 SF	60 SF	N/A
31 ft. – 60 ft.	88 SF	120 SF	N/A

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3940 STELZER ROAD

Over 60 ft.	Add 1.5 SF / L.F. Façade	Add 1.75 SF / L.F. Façade	3 SF / L.F. Façade
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Office: SF of Tenant	Office
0 - 3, 000 SF	30 SF
3,001 - 15,000 SF	40 SF
Over 15,000 SF	50 SF

Said graphic area may be divided into wall, blade and/or projecting signage per the needs of the individual tenant. The tenant may have multiple signs per elevation so long as the aggregate square footage does not exceed the permitted amount of graphic area. These sign(s) may appear on any tenant elevation. Second story and above tenants may display their signature on any part of any building elevation of the building where that tenant is located.

2. Signs on awnings, canopies and window signage are allowed for each tenant. Said signage areas shall not count against the permitted graphics area for each tenant.

3. Mural locations. Easton Gateway may create mural locations within the Easton Gateway Development. These locations may not advertise a specific product or user. These murals may be painted on the building elevation or a material containing the mural may be applied to the building elevation. Examples of this type of mural are attached as Exhibits E2, E3 and E4.

If an individual tenant wants to use a wallscape to advertise its' business or products, that mural will be considered part of that tenant's graphic area. The tenant may exceed its square footage allowance as calculated in item 1 above by 25% if that additional square footage is used for a wallscape.

4. Parking Garages may have up to 800 sq. ft. of graphic area. Said graphic area which may advertise the parking garage or the Easton Gateway development may be divided into wall, blade and/or projecting signs per the needs of the owner/developer of Easton Gateway. Individual retail, restaurant or office tenants which are located within the parking garage structure may have their own graphic area as determined by the calculation in item 1. Said individual tenant graphics shall not count against the 800 sq. ft. of graphic area allowed for the parking garage.

5. The developer may continue its wayfinding / branding signage as shown on the submitted Exhibit F.

6. All roof top signage shall be reviewed by the Graphics Commission. A wall sign or a projecting sign may extend up to three feet above the roofline without further review by the Graphics Commission.

7. The restrictions in Section IV do not apply to the outparcels, identification signs and wallscape signs as described respectively in Sections I, II and III above unless otherwise noted.

8. Temporary construction signage may be installed at a minimum five foot setback. Maximum sign panel shall be 8 ft. by 16 ft. Temporary construction signage is limited to tenants which are 3,000 sq. ft. or larger in size. Temporary construction signage shall be removed once that tenant's location has opened or within one year of installation of said sign whichever occurs first. Examples of a temporary construction sign is attached as Exhibit G.

eastongateway-graphicsplan2015.docx (nct)
2/3/15 S:Docs

GC15-004
3940 STELZER ROAD



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 2/4/15



Disclaimer

Scale = 500



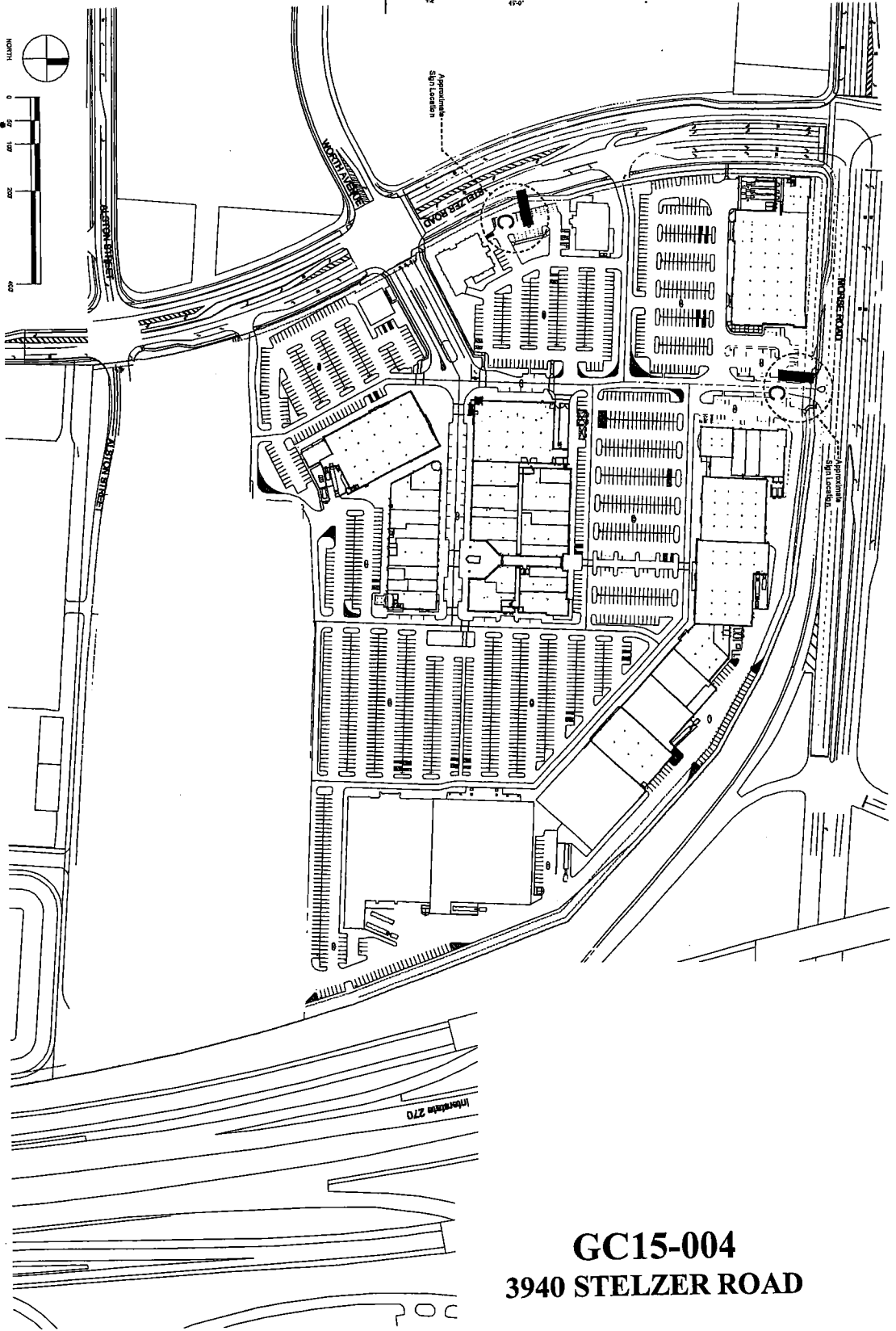
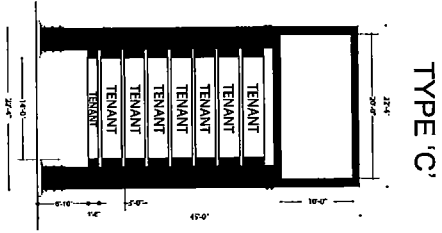
This map is prepared for the real property inventory within the survey plats, and other public records and data. Users of this information sources should be consulted for verification of the county and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any discrepancy.

GC15-004
3940 STELZER ROAD

ds,
map.

Real Estate / GIS Department

TYPE 'C' "GATEWAY STYLE"
45' PYLON SIGN



DORSKY, RUE INTERNATIONAL
ARCHITECTURE

EASTON TOWN CENTER-GATEWAY DISTRICT
Columbus, Ohio

PARTNERS

STEINER & ASSOCIATES

1000 W. 12th Ave.
Columbus, Ohio 43260
614.266.1234
www.steiner-associates.com

THE GEORGETOWN COMPANY

1000 W. 12th Ave.
Columbus, Ohio 43260
614.266.1234
www.georgetowncompany.com

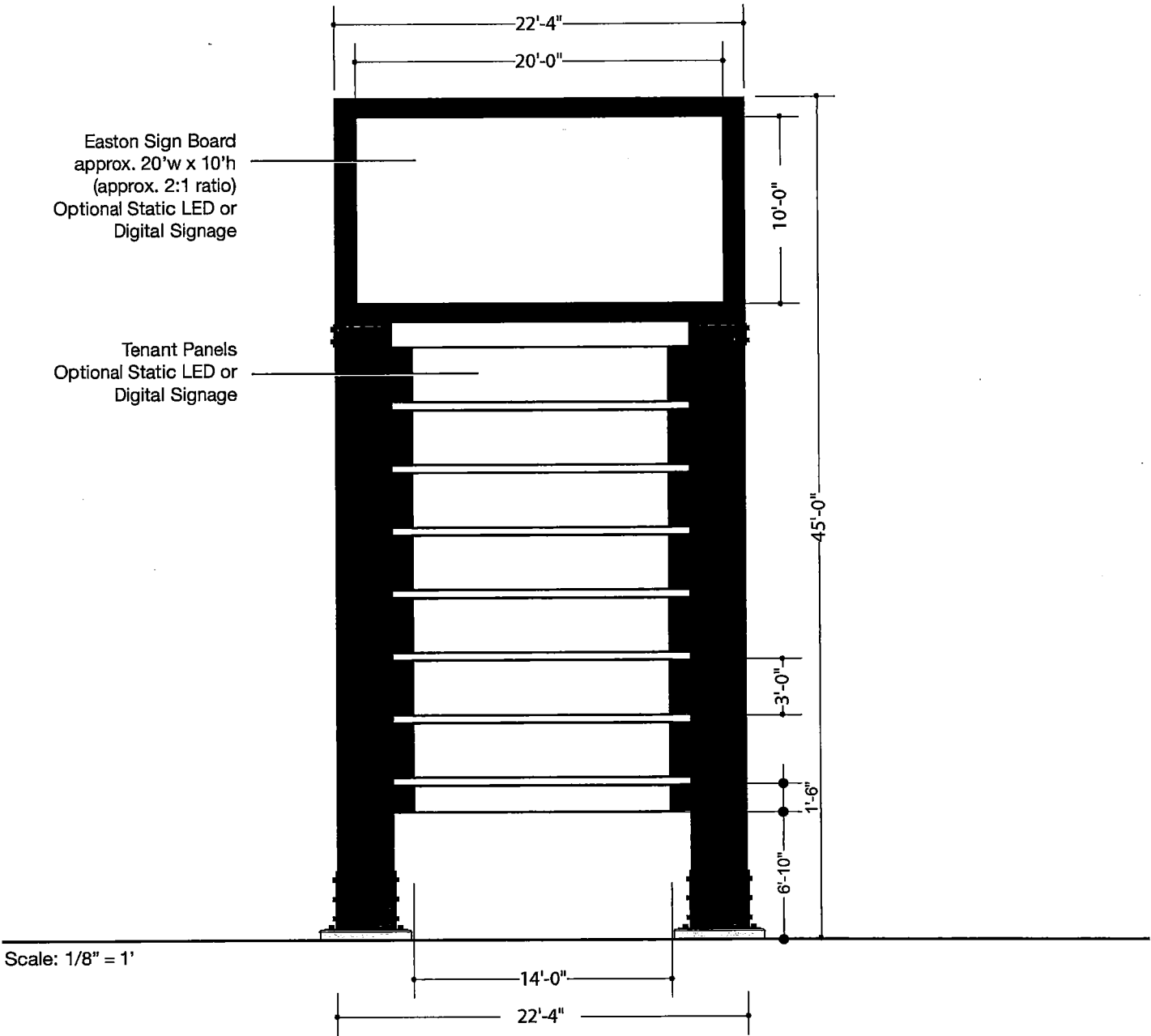
UNITED BRANDS

1000 W. 12th Ave.
Columbus, Ohio 43260
614.266.1234
www.unitedbrands.com

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3940 STELZER ROAD

C

GC15-004
3940 STELZER ROAD



45 FT PYLON

EASTON.
Columbus, Ohio

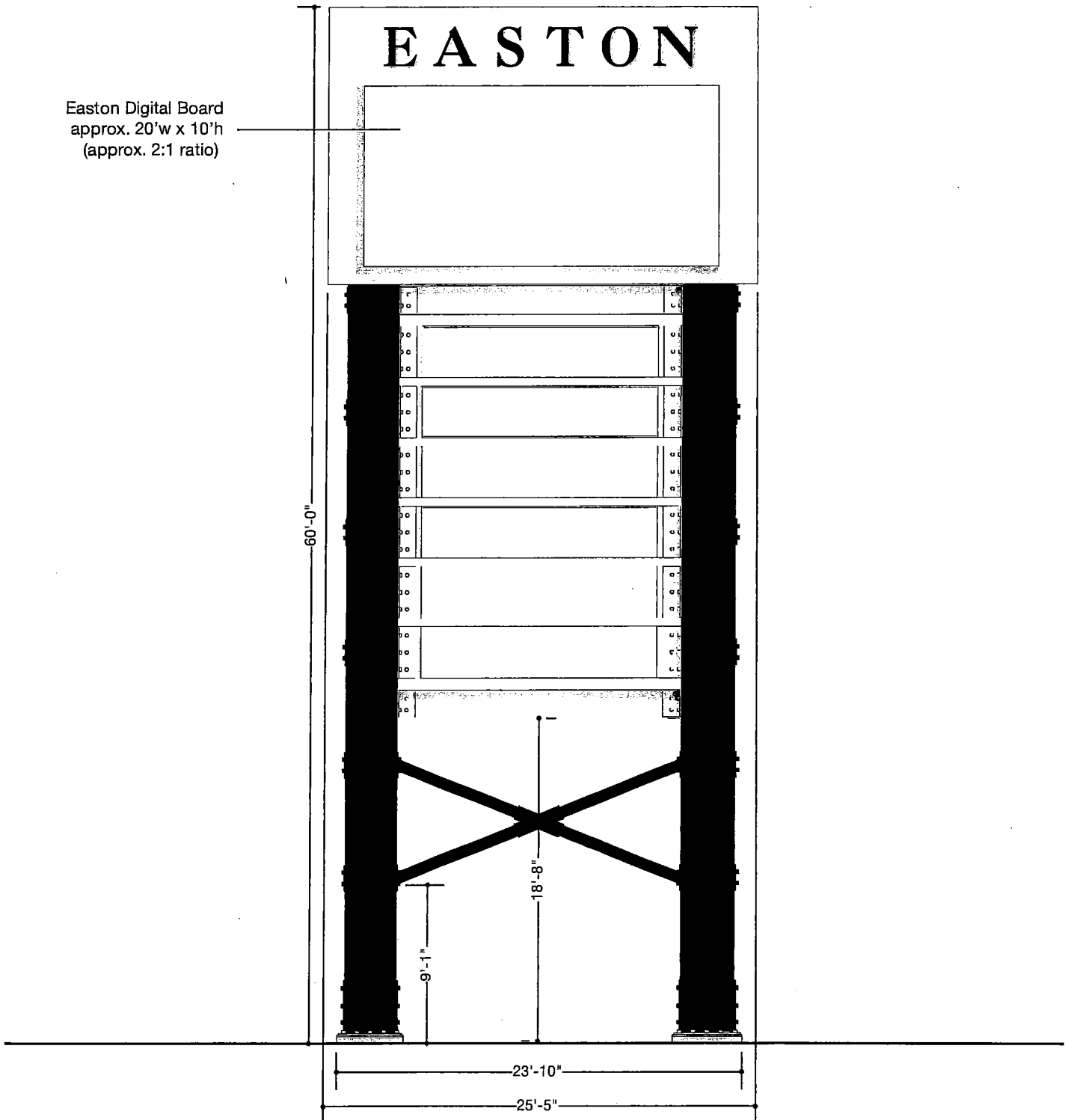
EASTON SIGNAGE

KOLAR DESIGN 2.3.15

A

GC15-004
3940 STELZER ROAD

Easton Digital Board
approx. 20'w x 10'h
(approx. 2:1 ratio)



60 FT PYLON

EASTON.

Columbus, Ohio

EASTON SIGNAGE CONCEPT DESIGN

KOLAR DESIGN

5.5.14

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3940 STELZER ROAD

B1

DESIGN ASSUMPTIONS

WIND LOAD: 30 PSF-80 MPH BASIC WIND SPEED MIN.
 SNOW LOAD: 25 PSF

STEEL: ALL STEEL ASTM A36 MIN.

SOIL: UNDISTURBED (NEAR EXCAVATION IN SOIL) MEDIUM STIFF SANDY SOIL-K=40
 OR STIFF CLAY-K=70

CONCRETE: 3000 PSI @ 28 DAYS

CABINETS & MOLDINGS TO MATCH
 SYNERGY DYNASTY #601 IVORY

FOUR(4) F7ZT12CW/ HO LAMPS/CABINET
 120V- 2.8 AMP

Option LED/
 Digital Signage

18" CABINET

3" TYP
 3" MOLD'GS (TYP)

3/16 FLAT SHEET
 MATTE WHITE
 LEXAN FACES
 W/PSV GRAPHICS

6" SQ STL TUBES (TYP) -

6'-2"

4'-0"

10'-8"

6'-1 3/8"

STREET

2'-0" 6'-8" 2'-0"

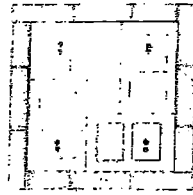
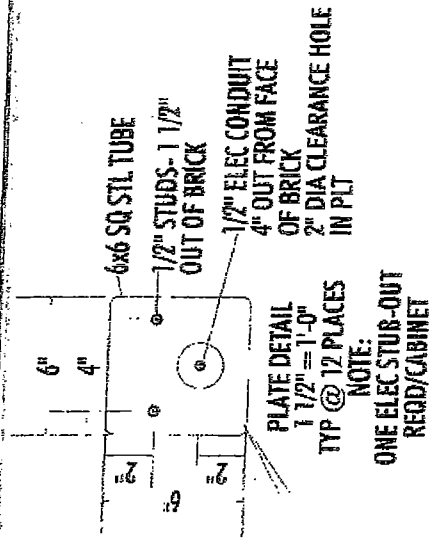
(4) #4 T&B EW

DOUBLE FACED - INTERNALLY ILLUMINATED
 SINGLE TENANT IDENTIFICATION
 1/4" = 1'-0"

48" SQ.
 X 32" DP

TYPICAL FOOTING
 PER COLUMN

#4x32" VERT BAR
 4 REQD/BASE



GC15-004
3940 STELZER ROAD

(B2)

DESIGN ASSUMPTIONS

WIND LOAD: 30 PSF-80 MPH BASIC WIND SPEED MIN.
SNOW LOAD: 25 PSF

STEEL: ALL STEEL ASTM A36 MIN.

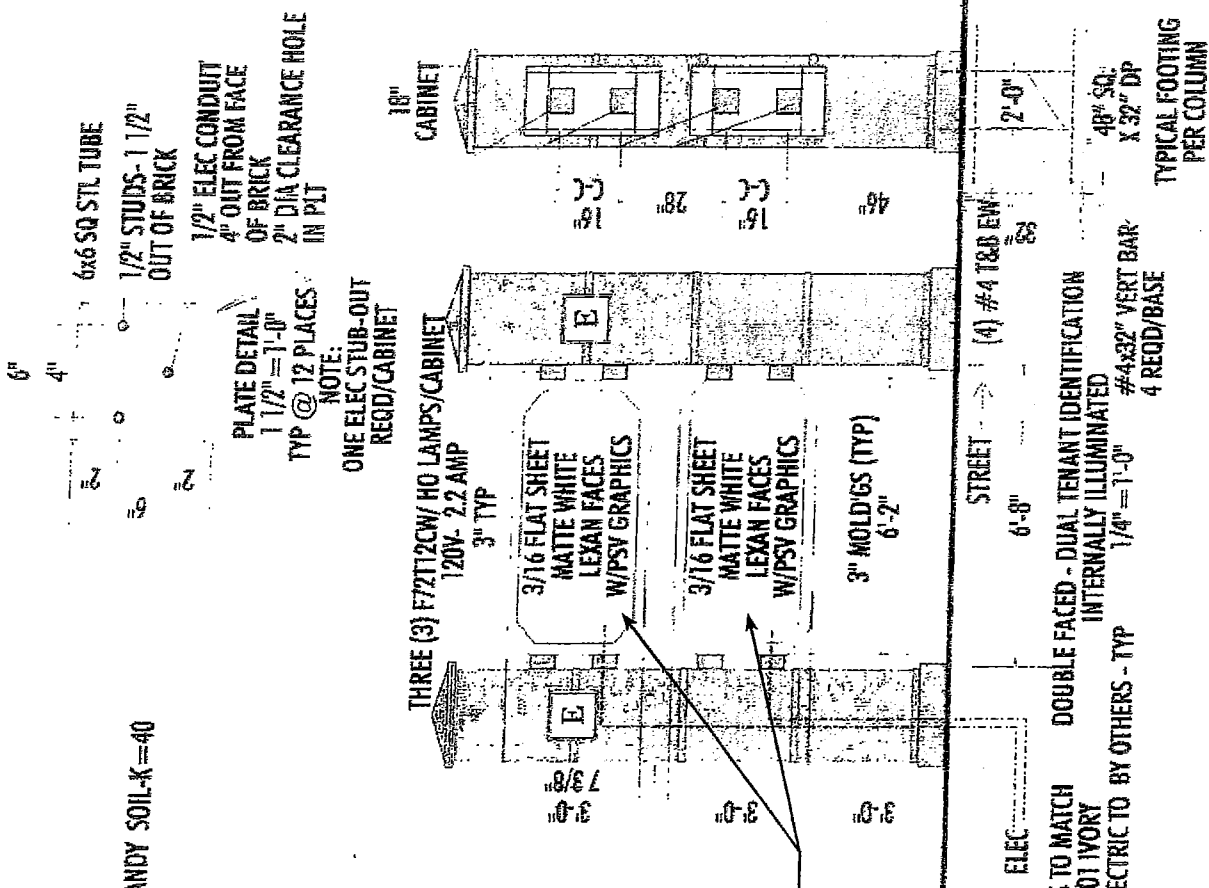
SOIL: UNDISTURBED (NEAT EXCAVATION IN SOIL) MEDIUM STIFF SANDY SOIL-K=40
OR STIFF CLAY-K=70

CONCRETE: 3000 PSI @ 28 DAYS

#4 REBAR x 48" @ BASE
24" INTO BLOCK

48" SQUARE x 32" DEEP
CONCRETE FOOTING

#5 REBAR THROUGH
SOLID GROUTED CELLS
OF 8" BLOCK
4 REQD



Option LED/
Digital Signage

CABINETS & MOLDINGS TO MATCH
SYNERGY DYNASTY #601 IVORY

BRICK PIERS, FOUNDATIONS & ELECTRIC TO BY OTHERS - TYP

DOUBLE FACED - DUAL TENANT IDENTIFICATION
INTERNALLY ILLUMINATED

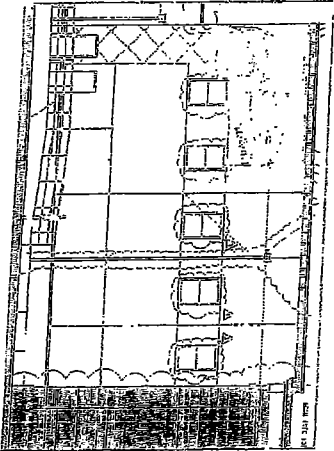
#4x32" VERT BAR
1/4" = 1'-0"
4 REQD/BASE

TYPICAL FOOTING
PER COLUMN

19-5



(01) ELEVATION
Scale: 1/2"=1'-0"



(02) BUILDING H - WEST ELEVATION
Scale: 1/16"=1'-0"

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3940 STELZER ROAD

EASTON

**WALL MURAL -
BUILDING H**

122

Project: 10/27/93
Date: 10/27/93

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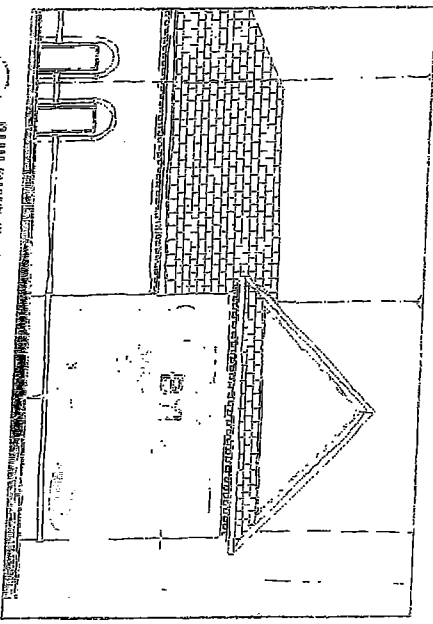
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5 (38) Development Design Group, Inc.

These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for fabrication and installation.

011
ELEVATION
Scale: 1/4" = 1'-0"

02
BUILDING F - NORTH ELEVATION
Scale: 1/16" = 1'-0"



GC15-004
3940 STELZER ROAD

EASTON

WALL MURAL - BUILDING F

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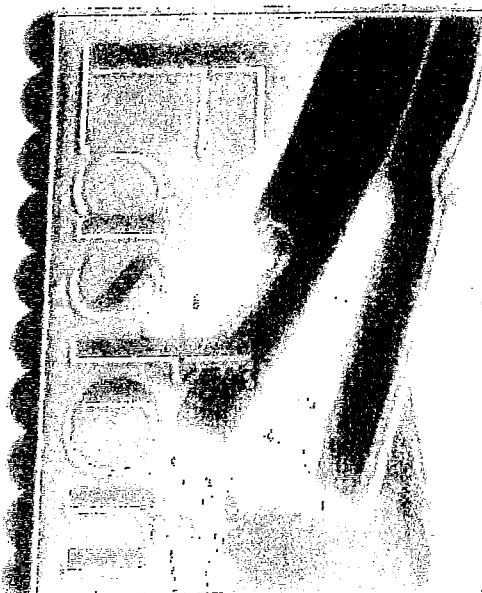
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1987

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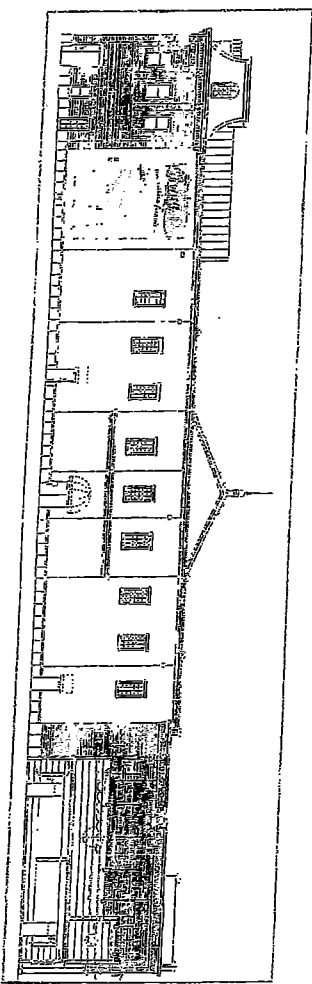
Young

St. Louis, Mo.




Full Service
 Addressed, Sorted, and Mailed
 30000 1/2 x 11-00

002 BUILDING FRONT ELEVATION
Scale: 1/32"=1'-0"



GC15-004
3940 STELZER ROAD

Easton

Date: 7/10/27/1986

Date: 7/21/2018

2)

© 1999 by United Nations Development Programme

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15)

WALL MURAL
BUILDING I
1993/94

Liberal - 1974

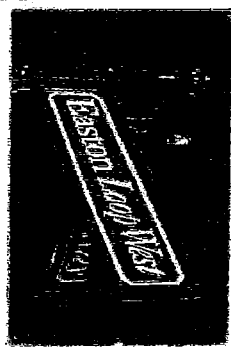
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Scale: $1/2"=1'-0"$



Scale: NTS

Scale: NTS

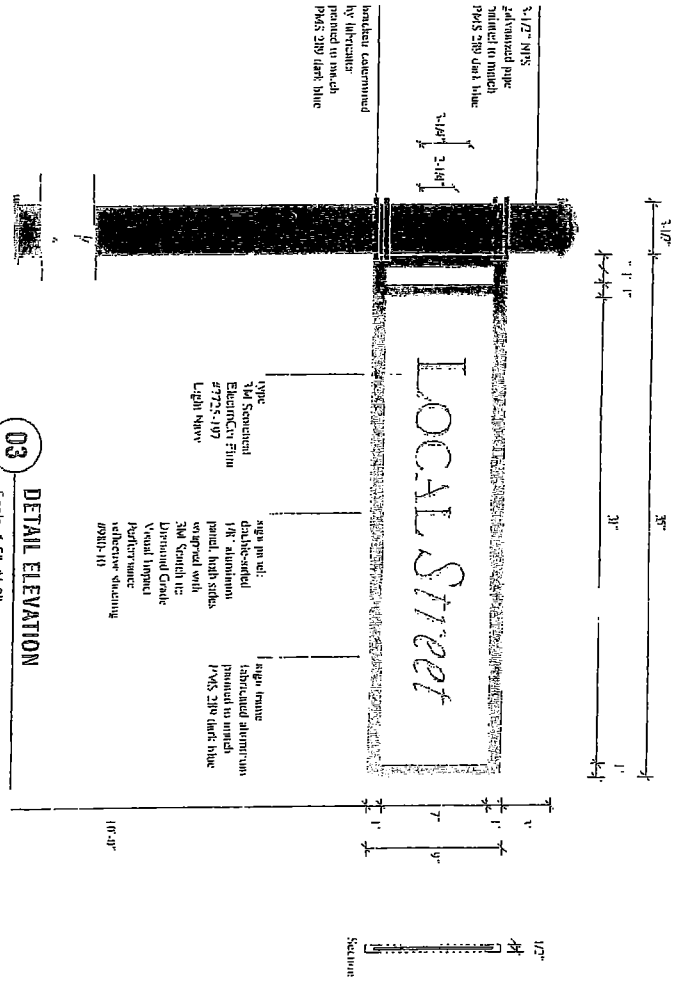


**STREET SIGN TO MATCH EXISTING
STREET SIGNS ON EASTON SITE.**

SIGN DESIGN BY PENTAGRAM
212 Fifth Avenue, New York, NY 10010
Telephone 212-683-7000


Scale: 1.5"=1'-0"

Scale: 1.5"=1'-0"



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341



HYPERLITES
 The Groupage Company
 661 Madison Avenue
 New York, New York 10022
 Tel 212-757-2255
 Telex 212-757-2255
 Fax 212-757-2255


Monte Carlo Woodstock Inc.
 4016 Seward Ave., Suite 201
 St. Charles, Ohio 43158
 Tel 614-641-2200
 Fax 614-641-2701

€
ENTONHOLM LTD CHATHAM
 DISTRICTS
 Developmental Products Group, Inc.
 - At Plainfield
 Hudson, New Jersey 07033
 Tel 908-862-1091
 Telex 416-260-081x

€
UNIVERS
 Leonard, Peter, et al. L & C
 c/o The Corporation of Commis-
 sioners of Customs and Excise
 100 Victoria Street
 London, England EC1A 3BB
 Tel 212-757-2255
 Fax 212-757-2255

Sprague Padgate
 301e 0-778/00
 0p9/2/00
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 31
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**STREET ID-
 POLE MOUNTED**

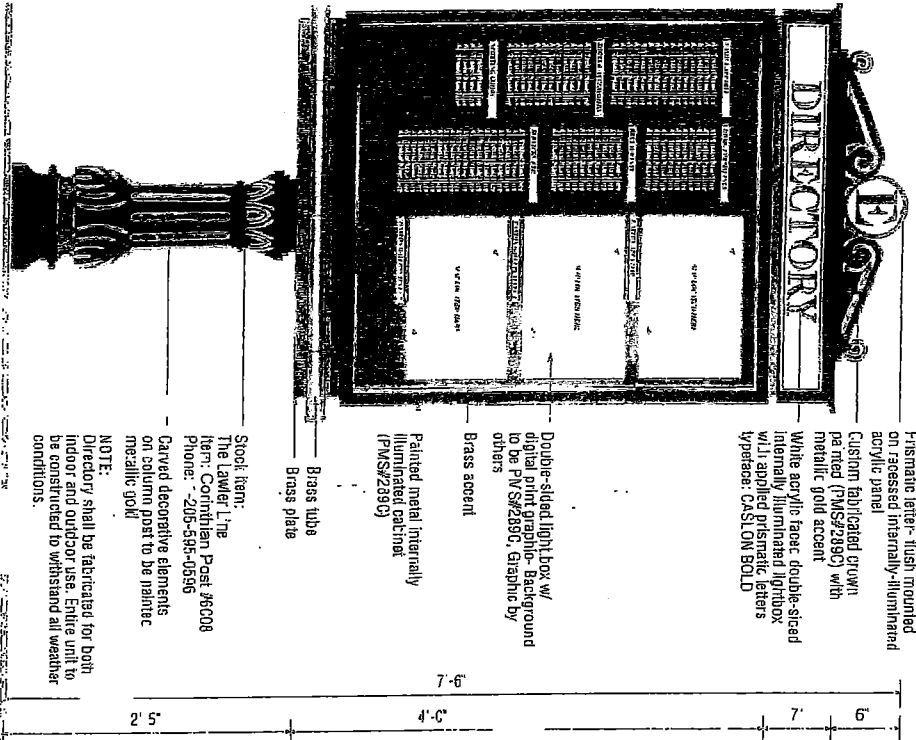


1000

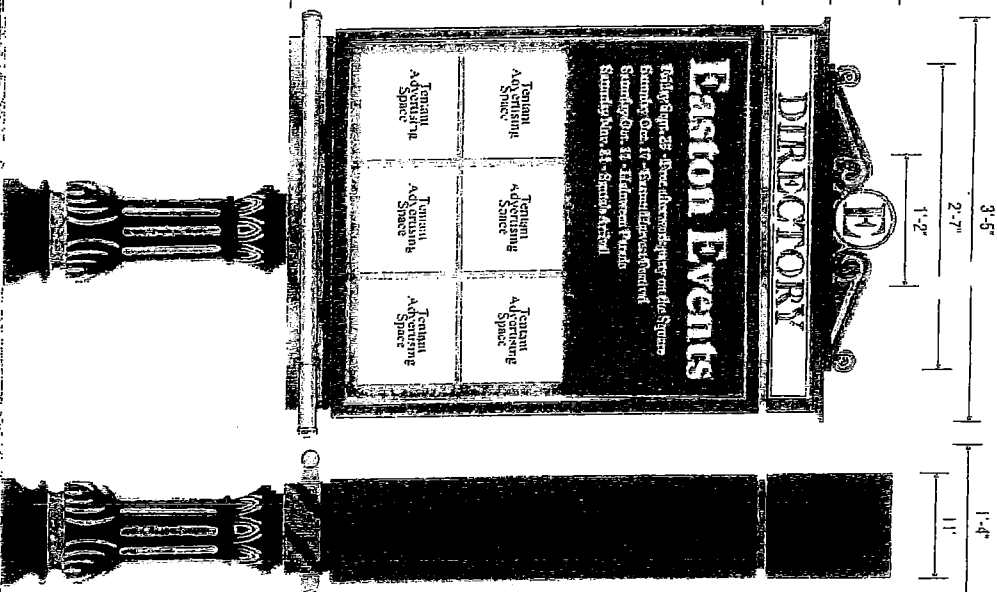
GC15-004

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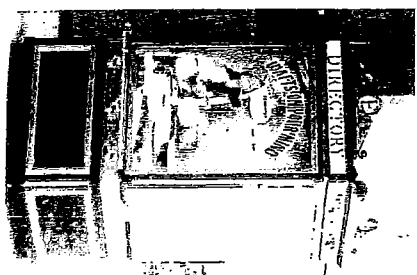
01 ELEVATION A
Scale: 1"=1'-0"



02 ELEVATION B
Scale: 1"=1'-0"



04 EXISTING DIRECTORY
Scale: NTS



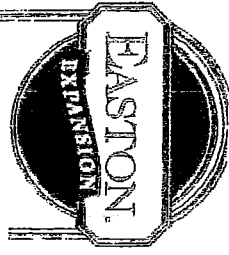
G1-3.1

OWNER
Easton Events Group, LLC
c/o The Thompson Co
605 Hudson Avenue
New York, New York 10014
Tel: 212-512-2122
Fax: 212-512-2122

Signage Package
Date: 07/28/00
Revisions
1) 09/12/00
2)
3)
4)
5)

DIRECTORY
(FREESTANDING)

GC15-004
3940 STELZER ROAD



DEVELOPERS
The Thompson Company
605 Hudson Avenue
New York, New York 10014
Tel: 212-512-2122
Fax: 212-512-2122

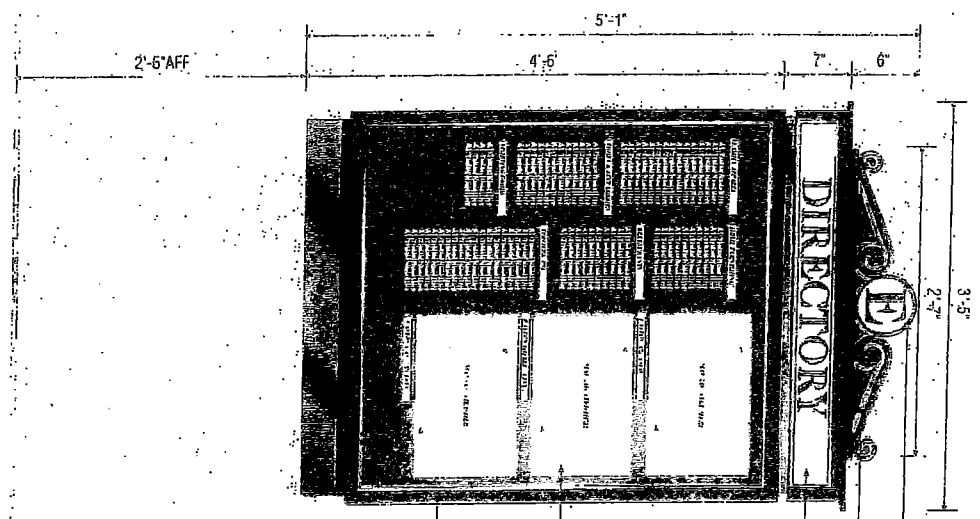
Signage & Associated Inc.
400, Broadway, 10th Floor
New York, New York 10014
Tel: 212-512-2122
Fax: 212-512-2122

ENVIRONMENTAL
DESIGN
Development Design Group
750, Madison Avenue
New York, New York 10017
Tel: 212-512-2122
Fax: 212-512-2122

SXF 3-3

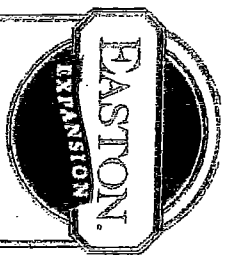
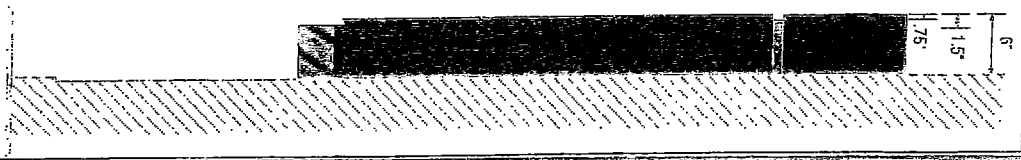
Development Design Group, Inc. • These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for fabrication and installation.

01 FRONT ELEVATION
Scale: 1"=1'-0"



- Prismatic letter-flush mounted on recessed internally-illuminated acrylic panel
- Custom fabricated crown painted (RAL 9005) with metallic gold-accents
- White acrylic face double-sided internally illuminated lightbox with applied original letters typeface: GALLON BOLD
- Light box w/ digital print/graphic background to be PMS/289C, Graphic by others
- Beveled corner painted metallic gold

02 SIDE ELEVATION
Scale: 1"=1'-0"



DEVELOPERS
The Corporation Group
665 Madison Avenue
New York, NY 10022 USA (800)
741.212.1232
Fax: 212.751.3679

SALES & SERVICE
1350 Kensington Blvd. #10
Miami Beach, FL 33137
Tel: 305.441.1892
Fax: 305.441.3022

PSYCHOLOGICAL GRAPHIC DESIGNERS
Development Design Group, Inc.
258, 1st Street
Baltimore, Maryland 21202
Tel: 410.962.8585
Fax: 410.781.8176

OWNER
Eaton Tower Limited, L.L.C.
c/o The Corporation Group
667 Madison Avenue
New York, New York 10021
Tel: 212.751.3223
Fax: 212.751.3679

Signage Package
Date: 07/29/00

Revisions	
1)	08/12/00
2)	
3)	
4)	
5)	

DIRECTORY
(WALL MOUNTED)

G1-3.2

215



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NOVAK CONSTRUCTION CO. (773) 278-1100

GC15-004
3940 STELZER ROAD

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x
W

Graphics Commission Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

GC15-004
3940 STELZER ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) Smith & Hale LLC, 37 West Broad Street, Ste. 460, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

Easton Gateway LLC

COMPLETE MAILING ADDRESS

4016 Townsfair Way, Suite 201, Columbus, OH 43219

SIGNATURE OF AFFIANT

David Hodge

Sworn to before me and signed in my presence this

9th

day of

February

, in the year

2015

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires

9/4/15



Notary Seal Here

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer